



3, Hydon Grove, Cranleigh, GU6 8GG
Asking Price: £1,150,000 Freehold

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Est. 1991

*** Ideally situated in central position * Nearby to Knowle Country Park * Open plan kitchen/family room with breakfast bar
* Two further reception rooms * Utility and cloakroom * Four bedrooms (Principal with dressing room and en-suite) *
Luxury bathrooms * Landscaped garden * EPC Rating: B ***

Situated in a most sought after central location in the heart of Cranleigh we are pleased to offer for sale this superb modern home built by Berkeley Homes approximately four years ago. The specification, size and location is ideal for down-sizers wishing to be close to the village amenities and could equally suit a family alike with four generous bedrooms and being just a short stroll to the fabulous new Knowle Country Park. The property is pleasantly positioned with an open area to one side and offers driveway parking to the front. Moving inside, a welcoming entrance hall with a cloakroom off leads to a generous sitting room with contemporary fireplace and a square bay window to the front aspect. The open plan kitchen is a superb room offering quality contemporary kitchen fittings, built in appliances, and a breakfast bar area. This impressive room is the full width of the property offering room for a dining area and sitting area with patio doors opening to the beautifully landscaped low maintenance rear garden. Continuing through there is a further reception room, ideal for anyone working from home or wanting a separate snug/TV room. Completing the ground floor is a well laid out utility room with fitted dog shower and an external door. Upstairs is equally impressive featuring four good sized bedrooms. The principal bedroom benefits from a dressing room and luxury en-suite, and bedrooms two and three both have fitted wardrobes. The family bath & shower room completes the accommodation. The lovely low maintenance garden is landscaped with paved patio leading onto synthetic grass with established flower and shrub borders around providing good degrees of privacy. We highly recommend arranging a viewing to fully appreciate this excellent modern home in a highly desired location.

Cranleigh is an attractive and vibrant village ideally positioned at the foot of the Surrey Hills, being approximately 20 minutes equidistant from the neighbouring towns of Guildford, Godalming, Horsham and Dorking. London Waterloo can be reached by rail from Guildford with a direct service taking just 42 minutes. Said to be the largest village in England, Cranleigh has so much to offer with numerous independent and national shops including Rawlings Butchers, Cranleigh Fish, Celebration Cakes, 140 Fashion store, M&S Food Hall, Sainsburys, Co-Op, Boots, Superdrug and the Handymans Store. Fountain Square is the centre of alfresco entertainment and dining provided by the Richard Onslow pub/boutique hotel, Browns Gin & Tea bar, Pizza Express and Yangaz Café. There is also a Thursday market in Village Way car park. Leisure facilities are well provided for with numerous clubs and societies including Cranleigh Golf and Leisure Club, football, rugby and cricket clubs and Leisure Centre with indoor pool, gym and squash courts. Lovely countryside surrounds the village, perfect for country walks and horse-riding pursuits. The Downs Link footpath and bridleway passes to the west of the High Street and follows the route of the old railway line between Guildford and Shoreham.

~ Accommodation ~

**Reception Hall ~ Sitting Room 20' 1" x 11' 3" (6.11m x 3.43m) ~ Study 11' 5" x 10' 2" (3.49m x 3.10m) ~ Kitchen/Dining Room 29' 4" x 11' 6" (8.95m x 3.51m) ~ Utility Room/Boot Room ~ Cloakroom ~ Bedroom One 14' 9" x 10' 11" (4.50m x 3.34m) ~ Dressing Room & Ensuite Bathroom ~ Bedroom Two 14' 4" x 10' 11" (4.36m x 3.33m) ~ Bedroom Three 14' 7" x 11' 2" (4.44m x 3.41m) ~ Bedroom Four 11' 1" x 10' 5" (3.37m x 3.18m) ~ Family Bathroom ~
~ Driveway parking. ~**

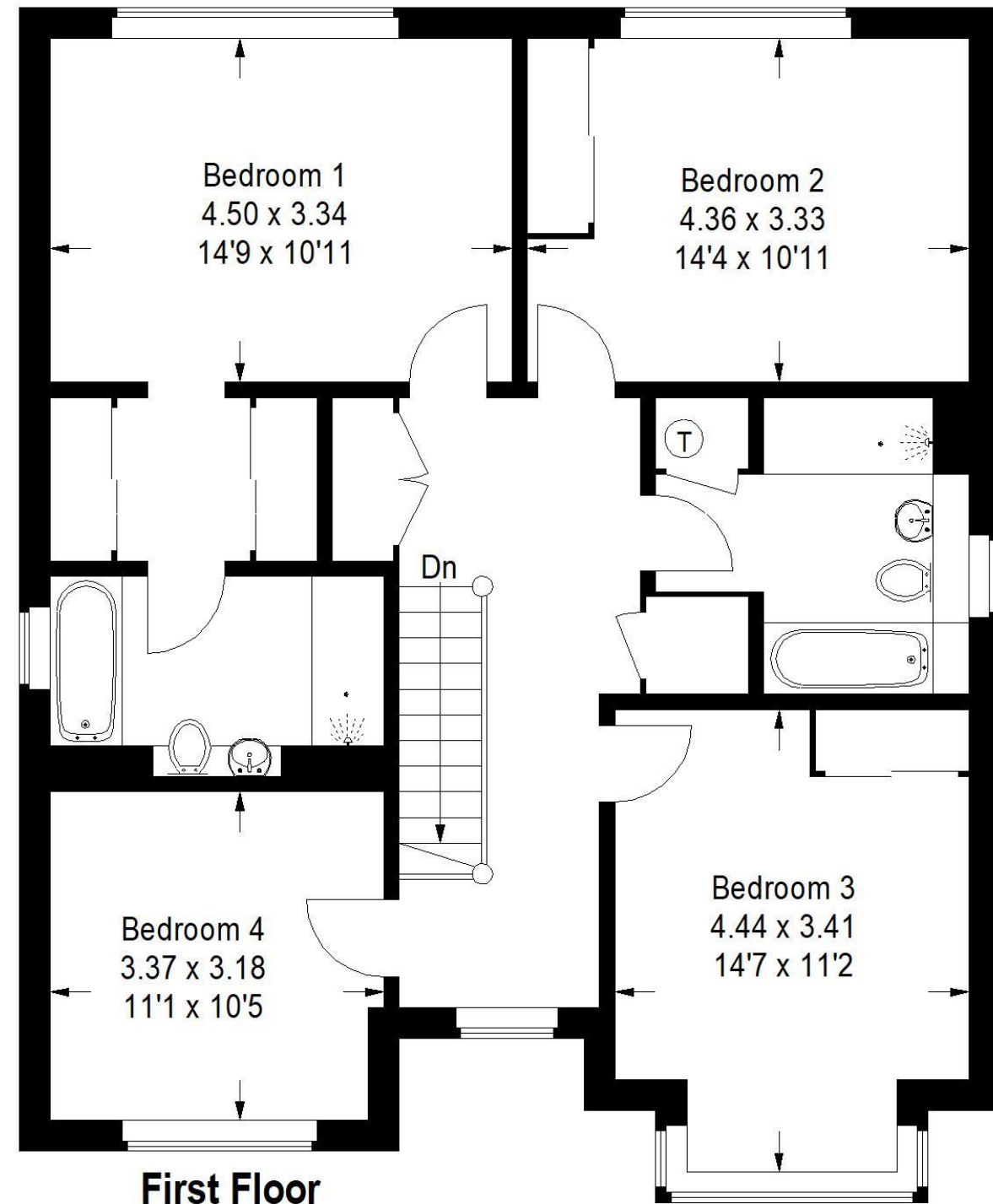
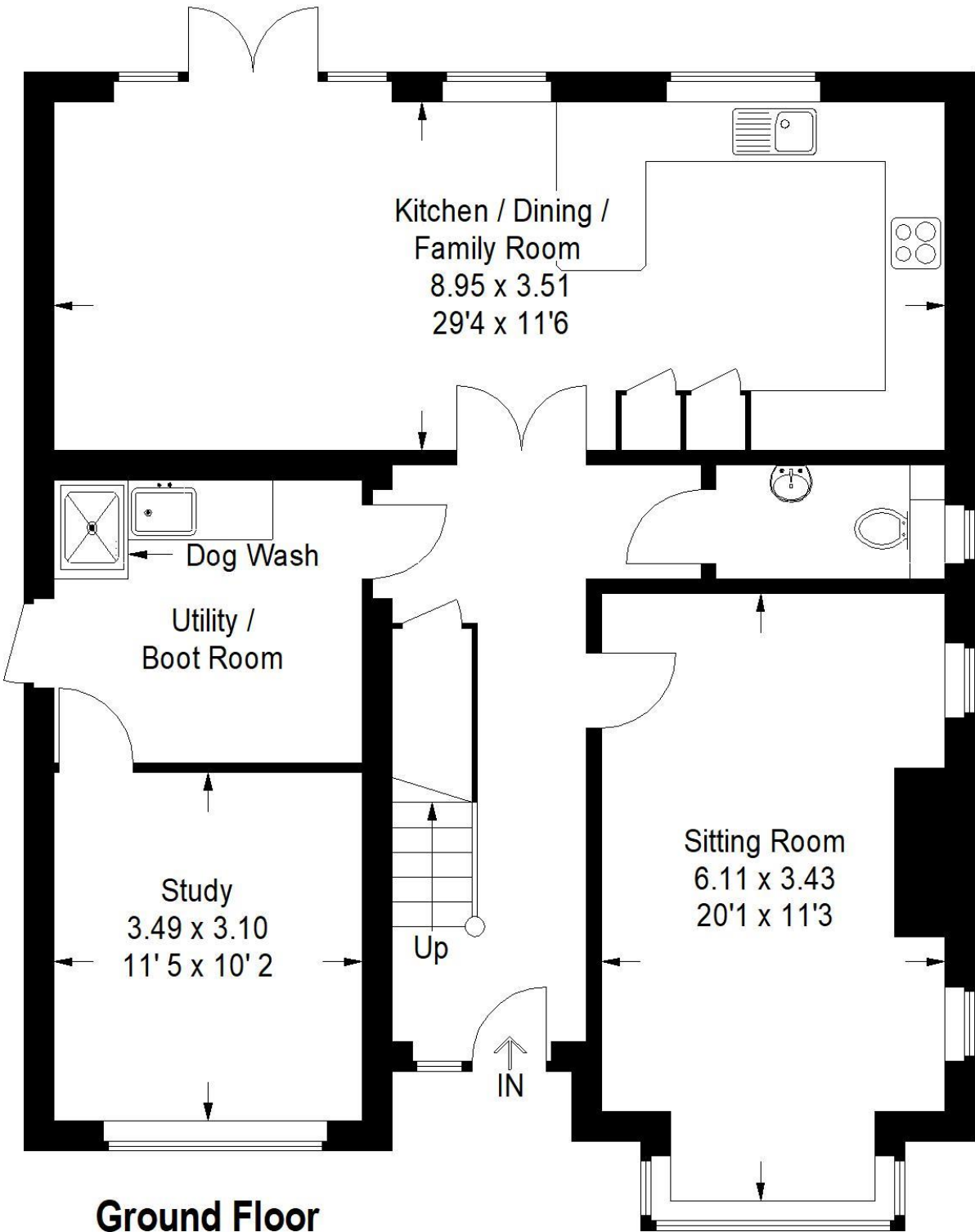
Directions:

From the High Street turn into Knowle Lane heading South. After a short distance turn right into Newlands and then take the second turning left into Hydon Grove where the property will be found on the left hand side.

Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

Local Authority: Waverley Borough Council. **Tax Band:** G

Hydon Grove, Cranleigh



Approximate Gross Internal Area
 Ground Floor = 92.3 sq m / 993 sq ft
 First Floor = 92.2 sq m / 992 sq ft
 Total = 184.5 sq m / 1985 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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